Questionnaire on Viability Assumptions (Local Plan)

Question 1: Residential Scheme Design

The following assumptions have been made in relation to residential scheme design (please note the following will be tested on both a 'greenfield' basis as well as a 'brownfield' model):

Number of units	Units per net Ha	Net area Ha	Gross to net ratio	Gross area Ha	1 bed 55 sq m	2 bed 80 sq m	3 bed 95 sq m	4+ bed 140 sq m	Capacity (sq m per net Ha)
5 houses	30	0.17	100%	0.17	0%	40%	40%	20%	2,940
10 houses	30	0.33	100%	0.33	5%	40%	35%	20%	2,820
20 houses	35	0.51	90%	0.57	5%	40%	35%	20%	3,360
50 houses	35	1.14	80%	1.43	5%	40%	35%	20%	3,346
100 houses	35	2.14	75%	2.86	5%	40%	35%	20%	3,360
250 houses	35	4.64	65%	7.14	5%	40%	35%	20%	3,357
500 houses	35	8.57	60%	14.29	5%	40%	35%	20%	3,360
Number of units	**Units per net Ha**	**Net area Ha**	**Gross to net ratio**	**Gross area Ha**	**1 bed 50 sq m**	**2 bed 65 sq m**			**Capacity (sq m per net Ha)**
40 retirement flats	100	0.28	70%	0.40	50%	50%			5,750
20 flats	200	0.10	100%	0.10	50%	50%			11,500
50 flats	200	0.25	100%	0.25	50%	50%			11,500
Number of units	**Units per net Ha**	**Net area Ha**	**Gross to net ratio**	**Gross area Ha**	**1 bed 65 sq m**	**2 bed 90 sq m**	**3 bed 110 sq m**		**Capacity (sq m per net Ha)**
20 bungalows	30	1.50	90%	1.67	40%	40%	20%		1,032

Do you agree with these assumptions for the purposes of a Local Viability review? ☐ **Yes** ☐ **No** ☐ **Partly**

If NO or PARTLY, please explain your reasons (and attach any supporting evidence to this document)

Question 2: Residential Values

The following assumptions have been made in relation to residential revenue:

Value Area	Settlements included (using the Towns, Local Service Centres and Villages with boundaries as stated on the Council's 5 year land supply statement)
Value Area 1	Thetford, Watton, Dereham
Value Area 2	Mundford, Weeling, Carbrooke, Caston, Great Ellingham, Griston, Hockham, Rocklands, Shropham, Thompson, Gressenhall, Necton, Swaffham
Value Area 3	Ashill, Saham Toney, Shipdham, Clint Green, Garboldisham, Harling, Hockering, Kenninghall, Mattishall, North Lopham, Yaxham, Attleborough, Banham, Bawdeswell, Beeston, Beetley, Eccles, Litcham, Lyng, Narborough, North Elmham, Old Buckenham, Sporle, Swanton Morley, Weasenham and all other areas

Value Area	1b 55 sqm £psm	2b 80 sqm £psm	3b 95 sqm £psm	4+b 140 sqm £psm	1b retire flat 50 sqm £psm	2b retire flat 65 sqm £psm	1b flat 50 sqm £psm	2b flat 65 sqm £psm	1b bungalow 65 sq m £psm	2b bungalow 90 sq m £psm	3b bungalow 110 sq m £psm
Value Area 1	£3,400	£3,000	£2,900	£2,900	£4,200	£4,200	£3,000	£3,000	£4,100	£3,900	£3,600
Value Area 2	£3,600	£3,200	£3,100	£3,100	£4,400	£4,400	£3,300	£3,300	£4,300	£4,100	£3,800
Value Area 3	£3,750	£3,300	£3,200	£3,200	£4,600	£4,600	£3,500	£3,500	£4,500	£4,250	£4,000

Value Area	Social Rent % of MV	Affordable Rent % of MV	Intermediate % of MV	Discounted Market Sale / First Homes % of MV
Value Area 1	40%	50%	65%	70%
Value Area 2	40%	50%	65%	70%
Value Area 3	40%	50%	65%	70%

Do you agree with these assumptions for the purposes of a Local Plan viability review? ☐ **Yes** ☐ **No** ☐ **Partly**

If NO or PARTLY, please explain your reasons (and attach any supporting evidence to this document)

Question 3: Residential Construction Costs

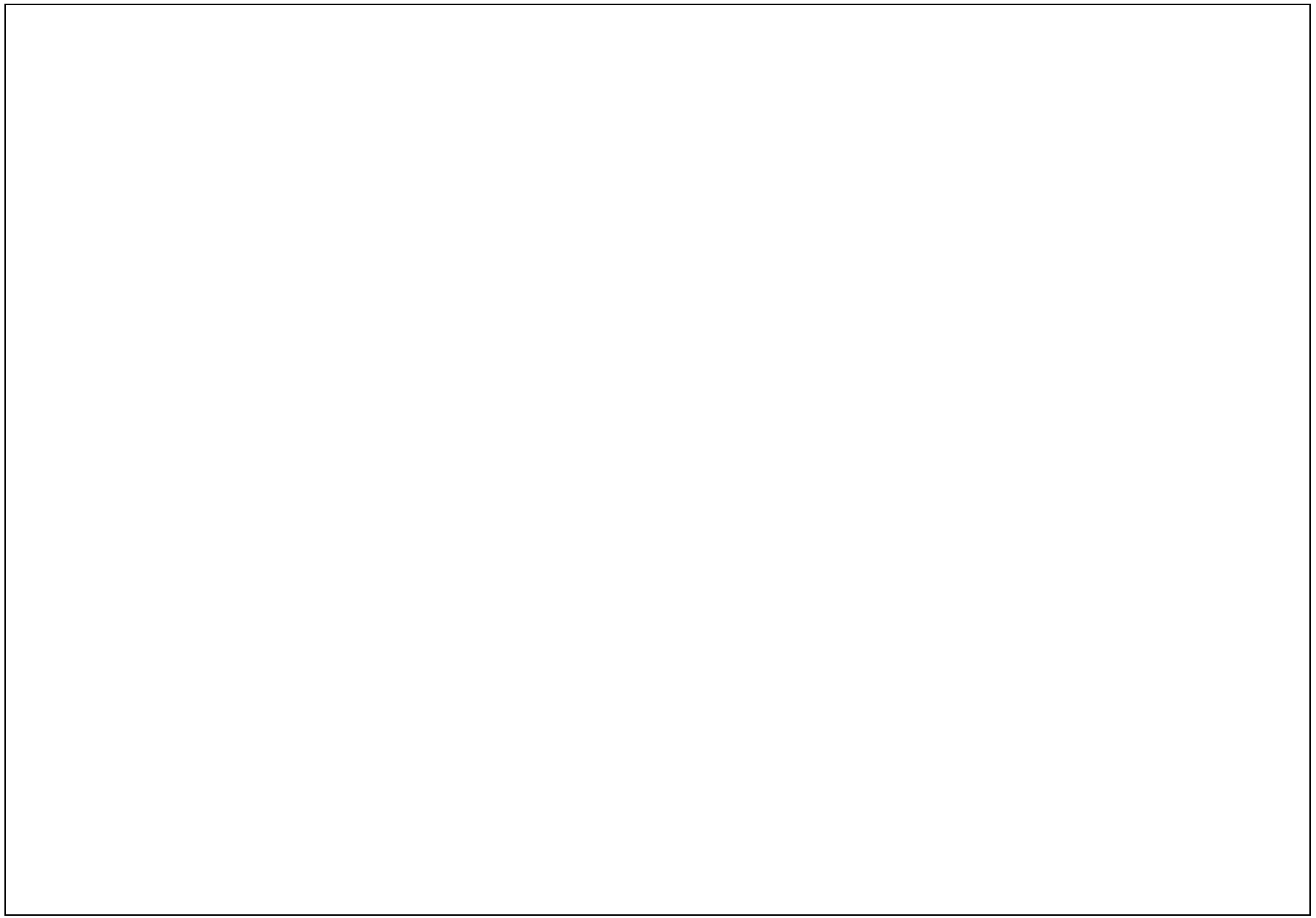
Plot construction relates to all costs associated with a dwelling, from foundations to all works 'above ground' on the structure of the dwelling. This also includes all site preliminaries, as well as a contractor's overheads. However, it excludes all external works, contingency and abnormal costs. These elements therefore need to be allowed for separately.

The following assumptions have been made in relation to construction costs:

Scheme Type	Land type	Plot cost £ per sq m	Externals % of plot cost	Contingency % of plot / externals	Abnormals £ per net Ha
5, 10 & 20 houses	Greenfield	BCIS default Estate Housing 2 storey Median £1,352	15%	3%	£250,000
50, 100, 250, 500 houses	Greenfield	BCIS default Estate Housing 2 storey Lower Quartile £1,205	15%	3%	£250,000
Retirement flats	Greenfield	BCIS default Supported Housing generally Median £1,707	10%	3%	£250,000
Flats	Greenfield	BCIS default Flats generally Median £1,609	10%	3%	£250,000
Bungalows	Greenfield	BCIS default Estate Housing Single storey Median £1,606	20%	3%	£250,000
5, 10 & 20 houses	Brownfield	BCIS default Estate Housing 2 storey Median £1,352	15%	5%	£500,000
50, 100, 250, 500 houses	Brownfield	BCIS default Estate Housing 2 storey Lower Quartile £1,205	15%	5%	£500,000
Retirement flats	Brownfield	BCIS default Supported Housing generally Median £1,707	10%	5%	£500,000
Flats	Brownfield	BCIS default Flats generally Median £1,609	10%	5%	£500,000
Bungalows	Brownfield	BCIS default Estate Housing Single storey Median £1,606	20%	5%	£500,000

Do you agree with these assumptions for the purposes of a Local Plan viability review? ☐ **Yes** ☐ **No** ☐ **Partly**

If NO or PARTLY, please explain your reasons (and attach any supporting evidence to this document)



Question 4: Additional Key Appraisal Assumptions

Additional Key Appraisal Assumptions relate to professional fees, marketing costs, finance costs and developer profit.

The following assumptions have been made in relation to additional key appraisal assumptions:

(i) Professional fees for schemes providing 5, 10 & 20 dwellings at 8% of the plot construction costs / externals. For schemes providing 50 and 100 this is decreased to 7%. For schemes of 250 and 500 this is reduced further to 6%.

(ii) Marketing / disposal costs for schemes providing 5, 10 and 20 dwellings at 2% of revenue. For schemes providing 50, 100, 250 and 500 this is increased to 2.5%.

(iii) Finance costs (debit interest) for schemes providing 5, 10 and 20 dwellings at 8%. For schemes providing 50 and 100 this is decreased to 7%. For schemes of 250 and 500 this is reduced further to 6%.

(iv) Developer Profit. For schemes providing 5 and 10 dwellings a rate of 15% on revenue is applied to the market value dwellings, reduced to 6% for the affordable homes. For schemes providing 20 and 50 dwellings this is increased to 17.5% on revenue for market value dwellings and 6% for affordable. For schemes providing 100, 250 and 500 dwellings this is increased to 20% on revenue for market value dwellings and 6% for affordable.

Do you agree with these assumptions for the purposes of a Local Plan viability review? ☐ **Yes** ☐ **No** ☐ **Partly**

If NO or PARTLY, please explain your reasons (and attach any supporting evidence to this document)

Question 5: Benchmark Land Value

This is the minimum price that a hypothetical landowner would be willing to release a site for development. The methodology for arriving at a suitable benchmark land value is set out in "Planning Practice Guidance: Viability", which is available online https://www.gov.uk/guidance/viability

The following assumptions have been made in relation to benchmark land value:

- Greenfield site of 5, 10 and 20 dwellings existing use value of £50,000 per gross Ha. For sites of 50, 100, 250 and 500 this is reduced to £25,000 per gross Ha. Premium uplift (in the context of abnormal costs at £250,000 per net Ha) at 15 times the existing use value.

- Brownfield (assuming cleared site) existing use value £400,000 per Ha. Premium uplift (in the context of abnormal costs at £500,000 per net Ha) at 20% above the existing use value.

Do you agree with these assumptions for the purposes of a Local Plan viability review? ☐ **Yes** ☐ **No** ☐ **Partly**

If NO or PARTLY, please explain your reasons (and attach any supporting evidence to this document)

Question 6: Commercial Scheme Design

The following assumptions have been made in relation to commercial scheme design:

Type	Gross site area Ha	Site coverage	GIA (sq m)
Out of town office	0.25	80%	2,000
Small workshop	1.00	50%	5,000
Medium industrial	4.00	50%	20,000
Large industrial	15.00	50%	75,000
Retail warehouse	0.44	45%	2,000
Supermarket (small)	0.75	20%	1,500

Do you agree with these assumptions for the purposes of a Local Viability review? ☐ **Yes** ☐ **No** ☐ **Partly**

If NO or PARTLY, please explain your reasons (and attach any supporting evidence to this document)